

# Requirements for Large Lot SIMPLE SEGREGATION Subdivision

**NOTICE:** Lots created by a simple segregation subdivision have not been reviewed for building permit purposes and may **NOT** be suitable for development

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- All proposed simple segregations require a completed application with fee payment.

**The application fee of \$555.00 is due at time of submittal.**

If a survey map is being submitted, a final map review fee of \$150.00 will be required prior to final approval or recording.

- Simple segregations may contain up to (4) four lots with each lot being 5 acres or greater in size. No lot in a recorded segregation may be further divided within a period of five years from the date of recording without filing for a plat, short subdivision, or large lot subdivision
- **CAUTION:** Consideration of special tax programs is **NOT** part of the permitting or development review process and may involve considerable additional expense to property owners. If your parcel is in a special tax program such as Open Space Farm and Agricultural Land, Open Space Timber or Designated Forest Land, you must personally advise the Assessor's Office of any change in use of the land. It is recommended you contact the Assessor's Office (360-740-1392) for additional information prior to beginning the application process.
- **Prior to recording final documents for this activity, all taxes and recording fees must be paid.** Please contact the Lewis County Treasurer's Office and the Lewis County Auditor's Office for complete information.

# Simple Segregation Requirements

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Interim Development Ordinance 1159B requires that, before any large lot (simple segregation) subdivision map can be recorded, it must demonstrate:

- 1. Where required, the approval includes local action under state forest practice regulations, including review of the forest management plan.***

## Simple Segregation Application Procedure

1. Applicant submits a complete application, including a preliminary plat map.
2. Planning reviews the application for completeness. If additional information is needed, the planning staff will notify the applicant.
3. Planning review for all issues pertaining to critical areas, resource lands, state regulations, Lewis County Code Title 16, 17, etc.
4. Preliminary approval will be granted or the proposal will be denied. If the proposal is denied, the applicant will be informed, in writing, the reason(s) for denial. If preliminary approval is granted, the applicant shall have three years to complete the project, fulfill the conditions for final approval, and submit the final plat map for recording.
5. Once the applicant feels that all conditions for final approval have been met, 3 paper copies of the proposed final plat map must be submitted to Community Development for approval.
5. After the paper final plat map has been approved, submit one final Mylar original map and three paper copies to Community Development. Before recording, all taxes must be paid at the Lewis County Treasurer's Office, and a receipt must accompany the final plat map. Once the final plat has been recorded at the Lewis County Auditor's Office, the applicant may sell, lease or otherwise transfer title of the individual lots.

# LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

2025 NE Kresky Avenue  
Chehalis, WA 98532-2626

(360) 740-1146  
FAX: (360) 740-1245

## APPLICATION FOR A SIMPLE SEGREGATION SUBDIVISION

Applicant May Only Create Up To 4 Lots  
New Lots Will Be Designated As Non- Buildable Lots

**SUBMITTAL FEE: \$555**

**If survey map is submitted, a final map review fee of \$150 will be required in addition to the submittal fee.**

**APPLICATION NO.:** SS \_\_\_\_\_ - \_\_\_\_\_

Date Application Submitted : \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Application Received By: \_\_\_\_\_

Zoning Designation: \_\_\_\_\_

**1. Applicant:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Home(\_\_\_\_\_) \_\_\_\_\_ Work(\_\_\_\_\_) \_\_\_\_\_

E-Mail \_\_\_\_\_

**2. Property Owner (if other than the applicant):**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Home(\_\_\_\_\_) \_\_\_\_\_ Work(\_\_\_\_\_) \_\_\_\_\_

E-Mail \_\_\_\_\_

**3. Surveyor/Engineer:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Home(\_\_\_\_\_) \_\_\_\_\_ Work(\_\_\_\_\_) \_\_\_\_\_

E-Mail \_\_\_\_\_

**4. Tax parcel number(s) of the property included in this application:**

\_\_\_\_\_

5. **Is the property contained within this simple segregation subdivision application a part of any previous simple segregation subdivision?**

YES ☐ NO ☐

If yes, what was the name of the original subdivider or the Large Lot Subdivision file number?

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6. **Location of property:**

Quarter Section \_\_\_\_\_, Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_

7. **Location of site (road name/city):** \_\_\_\_\_

8. **Total acreage of the parcel(s):** \_\_\_\_\_

9. **Sizes of the proposed lots:**

Lot #1: \_\_\_\_\_ Acres or Square Feet

Lot #2: \_\_\_\_\_ Acres or Square Feet

Lot #3: \_\_\_\_\_ Acres or Square Feet

Lot #4: \_\_\_\_\_ Acres or Square Feet

11. **Do any lots have existing structures? If so, please identify the lot number and the type of structure.**
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12. **Please attach copies of the following to this application form:**

- A. The legal description of the tax parcel(s) contained within this application;
- B. The legal descriptions or other documentation of all existing or proposed easements affecting the property contained in this application;
- C. Three (3) copies of a map of the proposed simple segregation indicating topographical features such as streams, swales and the direction of the natural drainage pattern of the site (See Attachment A attached hereto for other map requirements);
- D. Where the simple segregation maps or legal descriptions make reference to a Segregation Survey which has been recorded at the Lewis County Auditor's Office, a copy of said survey shall be attached;
- G. Statement stating how the proposed subdivision complies with the Lewis County Comprehensive Plan;
- H.
- I. The following WARNINGS and Certification must be on the face of the final Simple Segregation map:

**WARNING**

Lewis County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing access to the property described in this Simple Segregation Subdivision.

The Approval of this Simple Segregation Subdivision does not guarantee the issuance of any other permit or approvals.

County Road Right-of-Way shown on Plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of County Road Right-of-Way locations, widths and title shown on the Plat.

Access to this Simple Segregation Subdivision is not guaranteed by Lewis County.

The Lots within this segregation shall not be re-divided for five (5) years from the date of recording without filing for plat, short subdivision, or large lot subdivision as provided in Lewis County Code.

**CERTIFICATION**

I/We, [print name(s)], being the sole vested owner(s) of the land contained within this Simple Segregation Subdivision, do hereby represent and warrant that the Subdivision has lawful access to a public road, for the purpose of satisfying requirements of LCC 16.12.520.

**13. CERTIFICATION:**

I/we the undersigned, as the applicant, hereby certify that the map and legal descriptions attached hereto show the entire contiguous ownership in which I/we have an interest by reason of ownership, contract for purchase, earnest money agreement or option for purchase by any person, firm, or corporation in any manner connected with this proposed Simple Segregation and that the following is the signature(s) of the owner, contract purchaser, or their representative.

I/We further certify that I/We are the legal owners of the land contained in this segregation, and that said land has legal access to a public road.

Also, that all adjoining land is owned by others not associated by a land development business relationship with the owner.

Also, that the information contained in this application, map, legal descriptions, and any other supporting documents is true and correct to the best of my/our knowledge.

\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

My office expires: \_\_\_\_\_

Simple Segregation Subdivision No.: SS-\_\_\_\_\_ - \_\_\_\_\_

## ***ATTACHMENT "A"***

### **Map Requirements.**

A proposed simple segregation subdivision map shall be prepared on a sheet of paper that is of reproducible material, and shall be of the following dimensions: eight and one half by fourteen inches (8 1/2" x 14"); or eighteen by twenty four inches (18" x 24"). All drawing and lettering on the short plat map shall be in permanent black ink.

All simple segregation subdivision maps shall contain the following information:

1. The date, scale (not more than two hundred (200) feet to the inch) and north arrow;
2. The name of the subdivider;
3. Designation of the quarter-quarter section, section, township and range. The boundary lines of the entire parcel, lots and their dimensions, drawn to scale;
4. A number assigned to each lot. Lot numbers are to begin with number one (1) and proceed in a consecutive sequence;
5. The location, width and names of all public and private roads within or adjoining the subdivision;
6. The connection between any internal road system of the subdivision and the public road to be used for access;
7. Location and widths of all existing and any proposed easements and rights-of-way for public services, ingress and egress or utilities within the area contained in the simple segregation subdivision;
8. The location of any existing houses, outbuildings or other structures and the approximate location of any septic systems and wells;
9. The boundaries of any land to be reserved for the common use of the property owners of the subdivision;
10. Point of proposed access for each lot to the public road, whether each lot shall use a common access or have individual access;
11. Location (to the extent possible) of all section and section subdivision lines referenced in the legal description of the entire property to be subdivided;
12. Vicinity sketch of the area in which the subdivision is located may be required.

# PERMISSION TO ENTER

\_\_\_\_\_  
**Date**

Lewis County Community Development Department  
Lewis County Health & Social Services (Environmental Health)  
2025 NE Kresky Avenue  
Chehalis, WA 98532

**I understand that County regulations require owner permission for County personnel to enter private property to conduct permit processing, review and inspections. I also understand that my failure to grant permission to enter, or an inability to contact me for prior notification of the time and date of inspection entries, may result in denial or withdrawal of a permit or approval.**

Applications have been submitted for the following services:

1) \_\_\_\_\_; 2) \_\_\_\_\_; 3) \_\_\_\_\_;  
(Enter Type of Permit – i.e., building, septic, etc., - include all that apply)

**which may require on-site permit processing, review and inspection by employees of the Community Development Department, Lewis County Environmental Services or Public Works for the property at:**

\_\_\_\_\_; and \_\_\_\_\_;  
(site address/location) (tax parcel number)

**By my signature below, permission is granted for representative(s) of the Community Development and Public Health Departments (Planning, Environmental, and Building sections) to enter and remain on and about the property for the sole purpose of processing such permits and performing required inspections and/or reviews.**

***By my signature below, I certify that I am either the current legal owner of this property or their authorized representative. With this document I take full responsibility for the lawful action that this document allows.***

Prior notification of the date of inspection(s) will take place is:

[ ] Not required [ ] Required: - ( ) \_\_\_\_\_ - \_\_\_\_\_ (Must provide phone number where applicant/representative can be reached)

\_\_\_\_\_  
**Name as listed on Application**  
**(Please Print)**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Mailing Address of Signatory (Street / P.O. Box)**

\_\_\_\_\_  
Name of individual signing this document  
( ☐ Property Owner or ☐ Authorized Agent)  
**(Please Print)**

\_\_\_\_\_  
**City, State, Zip**